



Vance Consulting, LLC.

8 Buckingham Plantation Drive Bluffton, South Carolina 29910 Mobile: 843-505-0416 Email: bvance.sacs23@gmail.com

April 21, 2025

Attention: Mr. Jason Alexander

Subject: Limited Asbestos Bulk Sampling Report Residence located at 34 Thomas Heyward Bluffton, South Carolina 29910 Project #:VC25-23

**Vance Consulting Services, LLC** is pleased to present this Limited Asbestos Bulk Sampling Report. Our sampling was intended to determine the absence/presence of asbestos containing materials (ACM) associated with exterior and interior building components. The following report summarizes our understanding of the project information, the results of our field and laboratory work, and conclusions.

#### **General Synopsis-Project Information**



The residential structure is located at 34 Thomas Heyward in Bluffton, South Carolina and we understand that structure is currently <u>schedule for renovation or</u> <u>possible demolition</u>. Therefore, due to the age of the home and potential suspect asbestos containing materials (ACM), you have requested that an asbestos survey with bulk sampling be performed to determine

the absence/presence of asbestos containing materials (ACM).

The home is a one-story wood-framed structure, approximately 900 square feet, and is supported on individual concrete masonry units (CMUs) piers with <u>no evidence of a stable footing or foundation</u>. The **exterior** contains metal corrugated roof panels over wooden cross planks and the building envelope contains wood siding that is currently covered with 5-inch aluminum siding panels. The **interior** building materials consist of wood panel walls/ceilings, wallboard (gypsum board) walls/ceilings, and various floor covering materials such as: carpet, hardwood planks, ceramic floor tile, vinyl floor covering, and vinyl floor tile.

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#### **Previous Inspection Reports and Information**

Environmental Mold Inspection and Testing: We understand that an environmental mold inspection and testing was performed in May 2024 to determine whether an "abnormal or impaired" airborne fungal spore or mold condition exists within the indoor environment.

From review of that report, we understand that an Occupancy/Building Hazard (unhealthy indoor environment/condition) was stated due to the extensive water damage materials, presence of heavy fungal growth, evidence of water damage molds that produce "mycotoxins", and indoor air quality conditions that could cause allergenic symptoms, inhalation issues, or dermal exposure issues. The report also stated that these mold conditions and concentrations could affect or impair human health of the <u>individuals</u> who occupy or enter the home.

**Structural Assessment Report:** We understand that a limited structural assessment was performed in April 2025 and stated that the structure was unsafe to enter due the **Occupancy/Building Hazard (unhealthy indoor mold environment/condition).** However, the report did state that the roof condition showed significant damage and deterioration from long term water intrusion events. In addition, the crawlspace floor and sub floor components showed evidence of sagging floor system and structural deterioration, see **Appendix A**.

#### Summary of Asbestos Bulk Sampling Results

Based on our PLM laboratory results, the following building materials contained Asbestos "Chrysotile" Mineral Fibers:

- Back Bedroom Joint Compound-2 percent, approximately 200 sqft;
- Living Room Closet VFC/Backing-15 percent, approximately 15 sqft;
- Bathroom VFC/Backing-80 percent, approximately 60 sqft;
- Kitchen Middle Layer VFC/Backing-20 percent, 150 sqft;
- **Kitchen Bottom Layer VFT/Backing-10 percent**, approximately 150 sqft.

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#### Asbestos Survey and Bulk Sampling of Building Materials

On April 15, 2025, Vance Consulting mobilized an AHERA Certified Building Inspector and Building Scientist to perform the required asbestos survey with bulk sampling. Our survey was performed in accordance with the SCDHEC Regulations 61-86.1 and applicable sections of the National Emission Standard for Hazardous Air Pollutants (NESHAP) Regulations and the EPA Regulations. The regulations require that a Certified AHERA Inspector categorize any suspect asbestos containing building materials into homogenous areas, meaning those, which are similar in age, appearance, color and texture. In addition, the regulations require sampling of materials so as to declassify the materials as presumed asbestos containing building material. **Asbestos** is a generic name that refers to the following family of naturally occurring fibrous hydrated silicate minerals such as: chrysotile, amosite, crocidolite, anthophyllite, tremolite and actinolite.

At the time of our visit, the residential structure was open to our inspection and all exterior and interior areas were accessible to our inspection. However, it should be noted that roof structure and floor system was collapsing and unsafe conditions were present. During our visit, a physical assessment of each homogeneous area of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the EPA as a material which can be crumbled, pulverized or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials. Site photographs of the suspect building materials were taken and these are shown in **Appendix B**.

From our visual inspection of the residential structure, the following homogenous building materials were identified as <u>potential ACM miscellaneous and surface</u> <u>materials</u>:

#### **Exterior Building Components**

No building materials were identified as potential ACM.

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#### **Interior Building Components**

- Back Bedroom/Bathroom Wallboard;
- Back Bedroom Joint Compound;
- Living Room Closet VFC/Backing;
- Bathroom VFC/Backing (note VFC was under ceramic floor tile);
- Kitchen Middle Layer VFC/Backing;
- Kitchen Bottom Layer VFT/Backing.



View back bedroom wallboard and joint compound and bathroom wallboard



View of living room, bathroom, and kitchen ACM floor covering



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#### Sampling and Analysis (PLM)

Once the various homogeneous areas are delineated, the material is categorized by the following types: surfacing (S), thermal system insulation (TSI) or miscellaneous (Misc.). Depending on the material type, the SCDHEC and EPA dictate a minimum number of samples as follows:

#### Surfacing Material (S);

- Less than 1,000 ft.<sup>2</sup> requires at least 3 samples;
- Thermal system insulation (TSI) requires either 3 samples or that number sufficient to determine whether the material is or is not ACM per patch, elbows, and gaskets;
- Miscellaneous (Misc.) materials require at least that number of samples sufficient to determine whether the material is or is not ACM.

As shown in our Laboratory Report, <u>30 PLM samples</u> were analyzed by Polarized Light Microscopy (PLM) analysis. Our laboratory results are presented in **Appendix C**.

#### **Conclusions**

Based on our PLM laboratory results, the following building materials contained Asbestos "Chrysotile" Mineral Fibers:

- Back Bedroom Joint Compound-2 percent, approximately 200 sqft;
- Living Room Closet VFC/Backing-15 percent, approximately 15 sqft;
- > Bathroom VFC/Backing-80 percent, approximately 60 sqft;
- Kitchen Middle Layer VFC/Backing-20 percent, 150 sqft;
- Kitchen Bottom Layer VFT/Backing-10 percent, approximately 150 sqft.

In accordance with state and federal regulations, ACM **above 1%** would require proper removal and disposal prior to any physical renovations or demolition activities.

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Due to the **compromised (poor) condition** of these regulated asbestos building materials, we would categorize these ACMs as a <u>"friable condition"</u>. We have estimated the total quantities of ACM listed above to be **approximately 575 sqft**.

#### **Recommendations**

**HAZARDOUS CONDITION:** Based on the previous environmental mold assessment and structural reports, it is our opinion that the current **mold hazards and structural integrity of the roof and sub floor system** would categorize this as an <u>unsafe structure</u>. In addition, it may be prudent to assume that an **immediate danger and hazardous condition to human health does exist**.

Based on our asbestos survey, the asbestos containing materials (ACMs) wallboard/joint compound would **constitute a hazardous and unsafe condition due to the heavy fungal growth and partial collapse of back bedroom and bathroom ceiling/roofing components.** In addition, **due to the kitchen sagging floor system** the removal of the various ACM flooring materials would be considered an **unsafe condition**.

Therefore, based on the <u>interior mold hazards and overall structural integrity of the</u> <u>residential home</u>, we would recommend this home be categorize as a **"razed structure"** or an **"emergency demolition"**, in which the residential structure is considered an **Environmental "Hazardous" Condition that also contains compromised asbestos containing materials**.

It should be noted that prior to any demolition work, the certified asbestos abatement contractor would need to apply for SCDHEC Asbestos Permit and potentially a demolition permit from the Town of Bluffton.

Prior to the demolition of the structure, we would recommend that the structure be prewetted (using an amended water). During the demolition stage, wetting (using amended water) of the structure should continue to suppress potential dust/debris particulate matter, as well as, any release of environmental hazardous such as "mycotoxin mold spores" or "asbestos mineral fibers".

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All building materials and approximately 1 foot of surface soils within the demolition footprint should be containerized in lined dumpsters, wrapped with 10 ml poly plastic, and securely seal with duct tape for the an immediate Hazardous Transportation to a Registered Landfill.

#### Assessment Limitations

Vance Consulting, LLC has analyzed and evaluated the information collected during this asbestos sampling event using what we believe to be sound industrial hygiene techniques and applicable knowledge of asbestos sampling procedures. Reliance on or use of this report by any third party without explicit authorization from Vance Consulting, LLC and/or our Primary Client (Mr. Jason Alexander) does not make any third party a beneficiary to our contract with its Primary Client. Any unauthorized reliance on, or use of, this report, including its information or conclusions, will be solely at the third party's risk. There are no warranties regarding the work conducted or comments made in this report.

#### <u>Closure</u>

**Vance Consulting Services, LLC** is pleased to have the opportunity to assist you on this phase of your project and if you have any questions or comments concerning this report, please do not hesitate to contact us at 843-505-0416.

#### Barry J. Vance

Barry J. Vance, IH Managing Principal Certified Asbestos Building Inspector-SCDHEC BI-01247 AHERA Certification #10-6971

Vance Consulting Services, LLC

## **APPENDIX A**

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April 7,2025

**Reference**:

34 Thomas Heyward Street Bluffton,SC

For the referenced address;

A site visit was made to view the structural condition of an existing structure.

The structure was boarded up and barricaded due to a previous environmental issue and deemed a bio hazard by others and considered unsafe to enter.

The metal roof showed significant signs of deterioration and was tarped

The crawlspace was examined .The foundation is made of pre cast pier blocks

without evidence of a permanent footing .In addition there are no straps or hold down devises to secure the structure .The wood framing of the floor showed of structural deterioration.The foundation should be re built on a permanent footing and pier system and all wood floor framing member to be re built.



Respectfully, Thomas & Reel Engineering Consultants, Inc. Michael I. Thomas, P.E.

President/Owner

Mthomas@thomasreel.com

#### www.thomasreel.com

4-7-2025

Structural, Civil, Mechanical and Forensic Engineering 9100 White Bluff Road, Building 300, Suite 306, Savannah, Georgia 31406 Post Office Box 15818, Savannah, Georgia 31416 Tel: 912-920-0950 / Fax: 912-920-0948 Offices: Savannah, Bluffton, Charlotte

# **APPENDIX B**

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Rev. P02 Feb 2022

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ATTACHMENT 11

CELL Cellulose MWW Mineral Wool FBG Fiberglass SYN Synthetic WO Wollastonite FT Fibrox Tatc AH Animal Hair AH Animal Hair NAC Non-Asbestiform AC NAR Non-Asbestiform TR	ates FBG FBG FT NAC NTR	Q Quartz C Carbonates G Gysum M Mica T Tar P Perlite B Binder D Diatoms		A Amosite AC Actinolite AN Anthophylite CHRY Chrysotile CR Crocidolite TR Tremolite Trace Less Than 1% ND None Detected		Romuer.	Aimee Cormier Lab Manager	Dan Pine Analyst	
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	86	0	2	CHRY	100	¥	Tan Joint Compound	25012669-005-A	JC-2
	86	0	2	CHRY	100	¥	Tan Joint Compound	25012669-004-A	JC-1
CELL	90	10	0	ND	100	z	Multicolored Wallboard	25012669-003-A	WB-3
CELL	95	σ	0	ND	100	z	Multicolored Wallboard	25012669-002-A	WB-2
CELL	95	л	0	ND	100	z	Multicolored Wallboard	25012669-001-A	WB-1
Matrix Material Composition	Non-Fibrous Material Percentage	Non-Asbestos Fiber Percentage	Asbestos Percentage	Asbestos Detected	Layer Percentage	Homo- geneous (Y/N)	Physical Description of Sample/Layer	Sample Identification nt Lab Sample Number	Sample Id Client
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Date Collected: 04/15/25 Date Received: 04/16/25 Date Analyzed: 04/16/25 Date Reported: 04/17/25 Job ID: VC25-23	Date Collected: 04/15/25 Date Received: 04/16/25 Date Analyzed: 04/16/25 Date Reported: 04/17/25 Job ID: VC25-23			sis >mas Heyward	Certificate of Analysis cture @ 34 Thor	Certifica 'ucture (	Certificate of Analysis Project Name: Residential Structure @ 34 Thomas Heyward Proiect ID: 25012669		Client: Vance Consulting LLC Attn: Barry J. Vance
vices, LLC - Woburn 22 Cummings Park Woburn, MA 01801 (781) 935-3212 www.pacelabs.com	Pace Analytical Services, LLC - Woburn 22 Cummings Park Woburn, MA 01801 (781) 935-3212 www.pacelabs.com	Pace Analyti		45,	TESTING			Pace <sup>®</sup>	AND

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**ATTACHMENT 11** 

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VLAP LAB CODE 20009 ø

Pace Analytical Services, LLC - Woburn Woburn, MA 01801 www.pacelabs.com 22 Cummings Park (781) 935-3212

Client:

ANALYTICAL SERVICES

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Vance Consulting LLC

Project Name: Residential Structure @ 34 Thomas Heyward

**Certificate of Analysis** 

Proiect ID: 25012669

Date Reported: 04/17/25 Date Analyzed: 04/16/25 Date Collected: 04/15/25 Date Received: 04/16/25

Job ID: VC25-23

Attn: Barry J. Vance

	100		VFT+Mastic-3		VFT+Mastic-2		VFT+Mastic-1	d	VFC+Backing-3		VFC+Backing-2	Client	Building Materials, EPA	Attn: Barry J. Vance		Client: Vance Consulting LLC	AN	
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Pace Analytical Services, LLC - Woburr 22 Cummings Parl Woburn, MA 01801 (781) 935-3212 www.pacelabs.com Date Collected: 04/16/25 Date Received: 04/16/25
Date Collected: 04/15/25 Date Received: 04/16/25 Date Analyzed: 04/16/25
TESTING TESTING Certificate of Analysis Project Name: Residential Structure @ 34 Thomas Heyward

ND indicates no asbestos was detected; the method detection limit is 1%

\* Trace or "<1" indicates asbestos was identified in the sample, but the concentration is less than 1%</p>

listed. Amosite is the common name for the asbestiform variety of the minerals cummingtonite and grunerite. Crocidolite is the common name used for the asbestiform variety of the mineral riebeckite. All regulated asbestos minerals (i.e. chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite) were sought in every layer of each sample, but only those asbestos minerals detected are

sensitive analytical methods (e.g. TEM, SEM, and XRD) are recommended if greater certainty about asbestos content is required. Semi-quantitative bulk TEM floor tile analysis is accepted under NESHAP \* Tile, vinyl, foam, plastic, and fine powder samples may contain asbestos fibers of such small diameter (< 0.25 microns in diameter) that these fibers cannot be detected by PLM. For such samples, more regulations.

\* These results are submitted pursuant to Aerobiology Laboratory Associates, Inc.'s current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted.

shipping and handling charge will be assessed for the return of any samples \* Unless notified in writing to return the samples covered by this report, Aerobiology Laboratory Associates, Inc. will store the samples for a minimum period of thirty (30) days before discarding. A

specific sample for the reasons listed above. given. Analysis of these materials should be performed by a TEM. A result of ND does not indicate that the sample area does not contain asbestos. It means the analyst could not identify asbestos in the \* Aerobiology does not guarantee the results of tape lifts, microvacs, wipe, and/or debris samples. Accurate analysis cannot be performed due to particle size, media used, and/or amount of material

# Notes Required by NVLAP

sampling activity. \* Aerobiology Laboratory shall be responsible for all the information provided in the report, except when information is provided by the customer. Aerobiology Laboratory is not responsible for the

\* This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.

This test report relates only to the items tested or calibrated.

\* This report is not valid unless it bears the name of a NVLAP-approved signatory



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	Field Contact	Barry J ∖	/ance			Collected By/Dat	<sup>e:</sup> 4/15/25	Relinquished By/Date:	3JV
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6	JC-3			E	Back Be	droom J	loint Comp	ound	
7	VFC+Back	king-1		Li	ving Ro	om Clos	et VFC+B	acking	
8	VFC+Back	king-2		Li	ving Ro	om Clos	et VFC+B	acking	
9	VFC+Back	king-3		Li	ving Ro	om Clos	set VFC+B	acking	
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1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct, Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms)
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

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AERODIOLOG ASSOCIATES Experi		RATORY	ab Use:	ELITE	NVLAP Lab Code 200860-0 (CO) NVLAP Lab Code 200829-0 (VA)	192663 (CO) 163063 (GA)
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Field Contact Barry J	Vance		Collected By/Dat	4/15/25	Relinquished By/Date:	BJV
Reporting Address			Relinquished By/D	)ate:	Received By/Date:	
Billing Address			Sampler Type	Andersen SAS	SampleAire AeroTrap	Other BioCulture
Phone/Fax 843-50	5-0416		PO#/Job#: VO	225-23		
Reporting	e.sacs23@	gmail.com	Project Name:		tructure @ 34 TI	nomas Heyward
Routine 24 Hour	Same Day	4 Hour 2 Hour	5 Day (Asbestos Only)	Notes:		
SAMPLING LOCATIO	ON ZIP CODE		CC Info:			
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VFC+Backing-2		K <mark>itchen M</mark>	liddle Lay	yer VFC+E	Backing	
VFC+Backing-3		Kitchen M	liddle Lay	yer VFC+E	Backing	
VFT+Mastic-1		Kitchen Botto	om Layer	VFT + Bla	ack Mastic	
VFT+Mastic-2		Kitchen Botto	om Layer	VFT + Bla	ack Mastic	
VFT+Mastic-3	K	Kitchen Botto	om Layer	VFT + Bla	ack Mastic	
		<u></u>				
	-viable Spore Tra		1015	Culture - WATE		
1051 Direct Oue	litative Swah/Ta	20	1017	Culture CIA/AD	Logionalla	

1054	Direct, Non-viable Spore Trap	1015	Culture - WATER Legionella
1051	Direct, Qualitative- Swab/Tape	1017	Culture - SWAB Legionella
1050	Direct. Qualitative- Bulk	1010	WATER - Potable - E. coli/total coliforms
1005	AIR Culture - Bacterial Count w/ ID's	1012	SWAB - E. coli/total coliforms
1030	AIR Culture - Fungal Count w/ ID's	1028	Sewage Screen (E. coli/Enterococcus/fecal coliforms
1006	SWAB Culture - Bacterial Count w/ ID's	2056	Heterotrophic Plate Count
1031	SWAB Culture - Fungal Count w/ ID's	3001	ASBESTOS - Point count
1008	BULK Culture - Bacterial Count w/ ID's	3002	ASBESTOS - PLM Analysis
1033	BULK Culture - Fungal Count w/ ID's	3003	ASBESTOS - Particle characterization
1007	WATER Culture - Bacterial Count w/ID's	3004	ASBESTOS - PCM Analysis

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### **APPENDIX C**



































